

Near North National Title

222 N. LaSalle

Chicago, IL 60601

This Instrument Prepared By:

DENISE KING GARVY, ESQ.
JAFFE & BERLIN, LLC
111 W WASHINGTON STREET
SUITE 900
CHICAGO, IL 60602



After Recording Return To:

LAW OFFICE OF ERIKA L. KRUSE
28755 W. HARVEST GLEN CIRCLE
CARY, IL 60011



Send Subsequent Tax Bills to:

WABASH-VAN BUREN PARK ONE, L.L.C.
65 E. HARRISON STREET, #217
CHICAGO, IL 60605

AP 1906640 lot 4



20015171250

Doc# 2001517125 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/15/2020 03:57 PM PG: 1 OF 4

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

This Deed is made this 3rd day of January, 2020, between **GW SOUTH LOOP LLC**, an Illinois limited liability company ("**Grantor**"), and **WABASH-VAN BUREN PARK ONE, L.L.C.**, an Illinois limited liability company ("**Grantee**"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate situated in the County of Cook and State of Illinois, known and described as follows, to wit, together with all improvements thereon and rights and appurtenances with respect thereto, including but not limited to all rights of way, tenements, hereditaments, easements, minerals and mineral rights, water and water rights, utility capacity and appurtenances, if any, in any way belonging or appertaining to the land and the improvements and all of Grantor's right, title and interest in and to all adjoining streets, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers and public ways and rights and interests relating thereto (the "**Premises**");

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said Premises as described above unto the Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL FOREVER WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those matters listed on Exhibit B attached hereto and made a part hereof, but not otherwise, it being acknowledged that Grantor makes no other warranty or covenant in this special warranty deed other than such special warranty of title to the Premises conveyed hereby.

[Signature Page Follows]

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AP 1906640

IN WITNESS WHEREOF, Grantor executed this Deed the day and year first above written.

GRANTOR:

GW SOUTH LOOP LLC,
an Illinois limited liability company

By: GW Property Group, LLC-Series 73,
a Delaware limited liability company,
Its Manager



By: The Mitchell Goltz Living Trust
dated June 11, 2014,
A Member

By: *Mitchell Goltz*
Name: Mitchell Goltz
Its: Trustee

By: *Shai Wolkowicki*
Name: Shai Wolkowicki
Its: Member

Property of Cook County Clerks Office

STATE OF ILLINOIS)
)
COUNTY OF COOK)

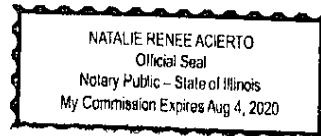
REAL ESTATE TRANSFER TAX		15-Jan-2020	
	COUNTY:	10,950.00	
	ILLINOIS:	21,900.00	
	TOTAL:	32,850.00	
17-16-328-026-0000		20200101690469	1-638-294-368


This instrument was acknowledged before me on the 3 day of January, 2020, by Shai Wolkowicki, individually, and Mitch Goltz, Trustee of the Mitchell Goltz Living Trust u/t/a June 11, 2014, the Members of GW PROPERTY GROUP, LLC-SERIES 73, a Delaware limited liability company, on behalf of said company, as Manager of GW SOUTH LOOP LLC, an Illinois limited liability company.

Natalie Renee Acierio
Notary Public in and for the State of IL
Printed Name: Natalie Renee Acierio

My commission expires:

8/4/20



REAL ESTATE TRANSFER TAX		14-Jan-2020	
	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	

17-16-328-026-0000 | 20200101690469 | 2-098-815-840

* Total does not include any applicable penalty or interest due.

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Exhibit A
LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF CLINTON STREET (AS WIDENED), SOUTH OF THE SOUTH LINE OF DEKOVEN STREET AS WIDENED, EAST OF THE EAST LINE OF JEFFERSON STREET (AS WIDENED) AND NORTH OF THE NORTH LINE OF GRENSHAW STREET IN CHICAGO, COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 17-16-328-026-0000 and 17-16-328-027-0000

Address(es) of Real Estate: 1121 South Jefferson Street, Chicago, IL 60607;
540 West Grenshaw Street, Chicago, IL 60607

Property of Cook County Clerk's Office

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Exhibit B **PERMITTED EXCEPTIONS**

1. General taxes for the years 2019 and thereafter. Tax Numbers: 17-16-328-026-0000 and 17-16-328-027-0000.
2. Information and disclosures contained in Environmental Disclosure Document for Transfer of Real Property recorded July 16, 1997 as document 97511798.
3. Environmental No Further Remediation Letter relating to leaking underground storage tank located on the Land, recorded December 18, 2001 as document 0011203231, and the terms and conditions thereof.
4. The fact, as disclosed by that certain instrument recorded December 18, 2001 as document 0011203231, that some violation of the environmental protection laws may have occurred which may affect the Land.
5. Covenants, restrictions, conditions and agreements contained in paragraphs (e) and (f) of Quit Claim Deed dated January 7, 1963 and recorded February 6, 1973 as document 18715014 and filed February 6, 1963 as document LR2076772 from the City of Chicago, an Illinois municipal corporation and Yellow Cab Company, a corporation of Maine and contained in paragraphs 3(a)(iv) and (v) of the Redevelopment Agreement dated October 31, 1962 and recorded February 19, 1963 as document 18715013, and recorded January 16, 1964 as document 18698773, and filed February 6, 1963 as document LR2076771, made by and between the City of Chicago, an Illinois municipal corporation, and Yellow Cab Company, a corporation of Maine.
6. Survey prepared by United Survey Service, LLC, dated November 26, 2010, last revised December 12, 2019, under Job No. 2010-4477-5, shows the following:
 - a. Possible easements as disclosed by existence of overhead electric lines throughout property,
 - b. Possible easements as disclosed by existence of storm manholes, catch basins, inlets, water valves, fire hydrants, light poles, utility poles, electric manholes, and gas valves throughout property.
7. Rights of the municipality, State of Illinois, the public and adjoining owner in and to the vacated alley.
8. Rights of public or quasi-public utilities, if any, in the vacated alley for maintenance therein of existing utility facilities.
9. Rights of tenants under existing unrecorded written leases and of all parties claiming by, through or under them.